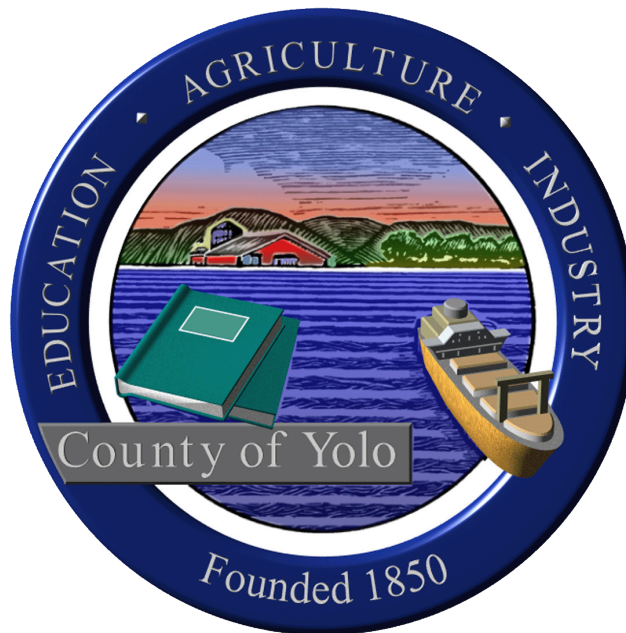


DRAFT

YOLO COUNTY PLANNING COMMISSION

AGENDA & SUPPORTING MATERIALS

May 9, 2013



YOLO COUNTY PLANNING COMMISSION

MARY KIMBALL, CHAIR
SYDNEY VERGIS, VICE-CHAIR
LEROY BERTOLERO
JEB BURTON
JACK KASBERGEN
RICHARD REED
KEITH WILLIAMS

BOARD OF SUPERVISORS CHAMBERS

625 COURT STREET, ROOM 206
WOODLAND, CALIFORNIA 95695

ADMINISTRATIVE AGENDA

8:30 a.m.

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **REQUEST FOR ANY CONTINUANCES**
5. **APPROVAL OF THE AGENDA**
6. **PUBLIC COMMENT:** Opportunity for members of the public to address the Planning Commission on subjects not otherwise on the agenda relating to Planning Commission business. The Planning Commission reserves the right to impose a reasonable limit on time afforded to any topic or to any individual speaker.

CONSENT AGENDA

7. **APPROVAL OF MINUTES**
8. **CORRESPONDENCE**

TIME SET AGENDA

9.

8:30 a.m.

ZF #2013-0007: Continued public hearing for the Use Permit for an events center located on a 37.5-acre parcel at 24199 County Road 22, approximately two miles southwest of the town of Esparto (APN: 049-180-078). The property is zoned A-P (Agricultural Preserve) and is under Williamson Act contract. The applicant plans to schedule approximately four events per month primarily limited to the season from May to October, to be attended by 80 to 150 participants. A Negative Declaration has been prepared for the project. Owner/Applicant: Rolston/FreeHeart Farm (E. Parfrey)

10.

9:00 a.m.

ZF #2011-0033: Request for a Use Permit, a Flood Hazard Development Permit, and a Williamson Act Open Space Agreement to construct a 320-acre habitat conservation bank for the endangered giant garter snake. The property is located at the north end of County Road 155, east of CR 152, in the Yolo Bypass, approximately 10 miles southeast of the city of Davis (APN: 033-190-010). The property is zoned Agricultural Preserve (A-P) and is under Williamson Act contract. A Mitigated Negative Declaration has been prepared for the project. Owner/Applicant: Dustin Smith/Capitol Conservation Bank. (E. Parfrey)

11. **9:15 a.m.**

ZF #2013-0018: Request for a Use Permit to authorize overnight camping and food service provisions in association with the SkyDance SkyDiving operations, a 2.4-acre leaseholder at the Yolo County Airport located at 24390 Aviation Avenue (APN: 040-190-006). PreStar, doing business as SkyDance SkyDiving, operates an aviation facility primarily engaged in skydiving activities. Existing activities include parachute packing and repair, a skydiving school, airplane parking and fueling, food service, training, skydiving observation, picnicking, and incidental event camping. A Categorical Exemption has been prepared for this project. Owner/Applicant: Yolo County/PreStar, Inc. (S. Cormier)

12. **9:30 a.m. WORKSHOP**

ZF #2011-0038: Review and discussion of the second submittal of the Dunnigan Specific Plan. The project area consists of approximately 3,000 acres of land encompassing the existing community of Dunnigan and planned growth areas. The Specific Plan calls for development of approximately 9,000 housing units and 12,000 jobs. An environmental impact report will be prepared for the project. Owner/applicant: Elliot Homes (D. Morrison/E. Parfrey)

13. **9:45 a.m. WORKSHOP**

ZF #2012-0032: Public workshop on the update of one section of the Yolo County zoning and related regulations (Title 8 of the Yolo County Code) that has been slightly revised since the Planning Commission took action to approve it with a "straw vote." The section is Article 9: Specific Plan, Planned Development, and the Overlay Zones. The proposed revision would enact the Planned Development (PD) zone as an overlay zone, not a primary zone. Owner/Applicant: Yolo County (E. Parfrey)

14. **10:00 a.m. WORKSHOP**

ZF #2012-0032: Approval of the public review draft of the Zoning Code update to be circulated for public comment, and acceptance of an accompanying schedule of workshops and public hearings leading to adoption of the Zoning Code update in late 2013. Owner/Applicant: Yolo County (E. Parfrey)

REGULAR AGENDA

15. **DISCUSSION ITEMS**

16. **DIRECTOR'S REPORT**

17. **COMMISSION REPORTS**

18. **FUTURE AGENDA ITEMS**

ADJOURNMENT

Next meeting scheduled for: June 13, 2013

I declare under penalty of perjury that the foregoing agenda was posted by May 3, 2013 by 5:00 p.m. at the following places:

- On the bulletin board at the east entrance of the Erwin W. Meier Administration Building, 625 Court Street, Woodland, California; and
- On the bulletin board outside the Board of Supervisors Chambers, Room 206 in the Erwin W. Meier Administration Building, 625 Court Street, Woodland, California.

I declare under penalty of perjury that the foregoing agenda will be posted no later than May 3, 2013 by 5:00 p.m. as follows:

- On the Yolo County website: www.yolocounty.org.

Krista Piazza, Clerk
Yolo County Planning Commission

NOTICE

If requested, this agenda can be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 and the Federal Rules and Regulations adopted in implementation thereof. Persons seeking an alternative format should contact the Commission Clerk for further information. In addition, a person with a disability who requires a modification or accommodation, including auxiliary aids or services, in order to participate in a public meeting should telephone or otherwise contact the Commission Clerk as soon as possible and at least 24 hours prior to the meeting. The Commission Clerk may be reached at (530) 666-8811 or at the following address:

Clerk of the Yolo County Planning Commission
292 W. Beamer Street
Woodland, CA 95695

Pursuant to California Government Code Section 65009(b)(2) and other provisions of law, any lawsuit challenging the approval of the project described in this notice shall be limited to only those issues raised at the public hearing or described in written correspondence delivered for consideration before the hearing is closed .